



Housing Futures

March 2017

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From the CEO...

It seems like yesterday that we gathered at the Dandenong Club for our co-op's 2016 AGM. That was November; since then we've had Christmas, a new year has begun, and football season is just around the corner...

Footy Tipping

On the subject of football, we have again set up a **FREE** footy tipping competition with first prize a \$300 Coles / Myer card (2nd gets the \$200 card, and third the \$100 card). It is only open to SouthEast members and their immediate family members living with them (details on how to enter are on page 8 - if you require assistance please phone Dale Carroll here in the office). As I said last year, footy tipping comps are often won by people who don't know the first thing about football, so if you fall into this category don't let your lack of knowledge of the AFL stop you from entering. Get tipping and good luck!

State Government Social Housing Initiatives

The start of 2017 has heralded a number of state government affordable and social housing initiatives. These are summarised in the Community Housing Federation of Victoria's media release on page 3. Exactly what opportunities will present themselves as a result of these initiatives is not yet clear, but the Board and I will be monitoring developments closely. These are exciting times for the affordable housing sector!

First Street Development

A recent visit to the site revealed that no material progress has been made in the development of the three units. I contacted DHHS for an update, and they advised that:

- The project went to tender, with four pre-qualified builders being sent the specifications
- The tender closed on March 2nd, and no tenders were received (i.e. none of the four builders responded)
- The job will be re-tendered; resulting in a further delay of 4-6 weeks

With winter just around the corner, my experience of building processes leads me to conclude that we will be lucky to have these units available for occupancy before Christmas 2017. I will of course continue to liaise with DHHS on the progress of First Street, and keep members up to date with any developments.

2017 General Meeting

Monday May 22nd is the date for the next General Meeting of members (details page 7). I look forward to seeing a great turnout and interacting with co-op members at the first of our biannual gatherings.

In the interim, I wish everyone a safe and happy Easter break.

Steven Morrissey
Chief Executive Officer



Community Housing
FEDERATION OF VICTORIA

23 February 2017

MEDIA RELEASE

COMMUNITY HOUSING TO PLAY A CENTRAL ROLE IN THE DELIVERY OF NEW SOCIAL HOUSING

Thousands of new social and affordable housing dwellings will be delivered through the initiatives announced today:

- \$1 billion Social Housing Growth Fund
- \$1 billion Loan Guarantee Program
- \$100 million revolving loan facility
- The transfer of 4,000 of Public Housing dwellings to the Community Housing sector

The Minister for Housing, Martin Foley and the Treasurer Tim Pallas today announced a raft of housing initiatives that will deliver thousands of new social and affordable housing dwellings for Victoria.

This announcement is the first serious policy to grow the supply of social housing in Victoria since the Commonwealth's 2008 Social Housing Initiative (Nation Building Jobs Plan), the state's peak not-for-profit housing body said today.

Community Housing Federation of Victoria Executive Officer, Lesley Dredge, said the new *Social Housing Growth Fund* was a welcome acknowledgement that Government intervention was needed to meet the massive need for good quality, well-managed affordable housing in Victoria.

Ms Dredge said new homes created through the measures announced today will meet part of the estimated 30,000 extra social housing dwellings Victoria needs to meet current demand - as outlined the 30-year infrastructure strategy released by Infrastructure Victoria in late 2016.

“Not-for-profit housing associations and providers are ready to play their part to address the housing crisis, and today the government has provided the necessary tools to deliver housing to those who need it,” she said.

“Demand for low-cost housing from people locked out of private rental is putting the system under unprecedented pressure,” she said.

“The government will use interest from its \$1 billion Fund to provide capital that will allow successful bidders to construct new social and affordable housing dwellings. Once the fund is fully capitalised it will generate approximately \$75 million per annum.”

“Community housing organisations will be able to access \$1 billion in government backed loans or the \$100 million revolving loan facility to assist in the delivery of housing projects.”

“Our members are particularly excited to take on the management of 4,000 public housing dwellings to improve the tenancy management and maintenance for existing public housing tenants, working toward the goal having 35% of the social housing system managed by community housing.

“CHFV will work in partnership with government to co-design the parameters of the program to ensure this will create a pipeline of projects.”

“Our members, community housing associations and providers are not-for-profit, well regulated and have successfully developed social housing stock across Victoria.”

Media contact: Lesley Dredge 0407 886 066

Homes For Victorians Initiatives

| 1. Supporting people to buy their own home | 2. Increasing the supply of housing through faster planning | 3. Promoting stability and affordability for renters | 4. Increasing and renewing social housing stock | 5. Improving housing services for Victorians in need |
|--|---|--|---|--|
| <p>1.1 Abolishing stamp duty for first home buyer purchases under \$600 000 and phase in for purchases up to \$750 000 \$851 million over four years*</p> | <p>2.1 Planning for Victoria's growth <i>Funded within existing resources</i></p> | <p>3.1 Reform of the Residential Tenancies Act 1997 <i>Funded within existing resources</i></p> | <p>4.1 Victorian Social Housing Growth Fund \$1 billion capital fund*</p> | <p>5.1 Moving homeless Victorians to stable housing \$109 million over five years</p> |
| <p>1.2 Doubling the First Home Owner Grant in regional areas \$50 million over four years*</p> | <p>2.2 Increasing development opportunities in the inner and middle suburbs <i>Funded within existing resources</i></p> | <p>3.2 Supporting households to sustain long-term housing \$39 million over two years</p> | <p>4.2 Building more social housing and redeveloping ageing supply <i>Redevelopment of public housing estate program \$201 million over four years</i> <i>Social housing pipeline: \$140 million over four years</i></p> | <p>5.2 Towards Home - rough sleeping package \$10 million over two years*</p> |
| <p>1.3 Shared equity opportunities for first home buyers: <i>HomesVic: \$50 million equity; \$3 million operating over four years*</i> <i>National Affordable Housing Consortium grant: \$5 million in 2017/18*</i></p> | <p>2.3 Land supply in Melbourne's growth corridors – 100 000 extra lots <i>Funded within existing resources*</i></p> | <p>3.3 Making long-term leasing a real option for Victorians \$1 million over four years*</p> | <p>4.3 Financial backing for the community housing sector <i>Loan guarantee: \$1 billion over six years*</i> <i>Loan facility: \$100 million*</i> <i>Implementation costs: \$2 million in 2016/17*</i></p> | <p>5.3 Family Violence housing measures \$152 million over three years</p> |
| <p>1.4 Housing for first home buyers in key Precincts <i>Funded within existing resources*</i></p> | <p>2.4 Inclusionary housing to increase the supply of social and affordable housing <i>Inclusionary housing pilot program operating costs: \$1 million over three years*</i> <i>Inclusionary housing in major developments: \$7 million over four years*</i></p> | <p>3.4 Residential parks <i>Funded within existing resources</i></p> | <p>4.4 Increasing the capacity of the community housing sector \$3 million in 2017/18*</p> | <p>5.4 Rooming houses \$30 million over three years**</p> |
| <p>1.5 Rebalancing the market between investors and home buyers <i>Making the off-the-plan concession fairer: \$841 million over four years (revenue)*</i> <i>Introduce a Vacant Residential Property Tax: around \$80 million over four years (revenue)*</i></p> | <p>2.5 Speeding up local government planning decisions \$21 million over four years**</p> | <p>3.5 Better Apartments guidelines <i>Funded within existing resources</i></p> | <p>4.5 The Victorian Housing Register <i>Funded within existing resources</i></p> | <p>5.5 The Victorian Property Fund \$100 million over four years**</p> |
| <p>1.6 Reforms for a fairer real estate market <i>Funded within existing resources</i></p> | <p>2.6 Smarter planning for permits \$29 million over five years**</p> | <p>* New initiative since 2016/17 Budget Update ** Initiative includes supplementary funding since 2016/17 Budget Update</p> | | |

ANNUAL RENT REVIEW

It's that time of the year again when all members must submit up to date income information to ensure they are being charged the correct amount of rent.

Recently all members received a request for the relevant household information required to assess the amount of rent you must pay. This information must be submitted to the office by Thursday 6th April.

Failure to return this information will result in market rent being charged.

If any member has a genuine reason for not being able to return the information by the due date, please contact Joy Haines on 9706 8005 to discuss the matter.



Included with this issue of Housing Futures is a satisfaction survey for members to complete and return in the reply-paid envelope. The results must be reported to the Housing Registrar as a part of the key performance measures of the co-op every two years. As such, it is important that members fill in these surveys and return them.

This is your opportunity to provide your feedback on your co-operative – please help us to help you by completing this important survey!

May 2017 Member Meeting!



The first member meeting for 2017 will be held 7:00 pm Monday 22nd of May at the Dandenong Club in the View Room.

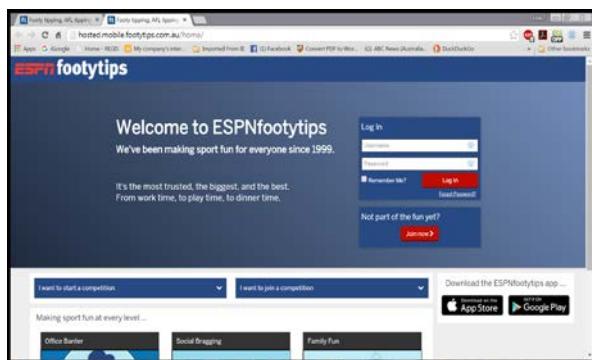
The carer claim form and the annual services survey will be mailed out closer to the event.

**May 2017 General Member Meeting
7.00–9.00 p.m. Monday, 22nd May 2017
View Room Dandenong Club**

1579 Heatherton Rd, Dandenong, Corner Stud & Heatherton Roads
Melways Ref: 90 G3

Please arrive at 6:30 p.m. for registration so the meeting will start on time.

Win a \$300 Coles / Myer card in the SouthEast Footy Tipping Competition!



To join go to <http://www.footytips.com.au/competitions>, register, then join the competition (name: SouthEast Housing Coop, password: housing) and start placing your tips.

There is no cash to outlay and the winner will take home the first prize of a \$300 Coles / Myer card (second receives a \$200 card, and third receives a \$100 card). This competition is only open to SouthEast members and their immediate family members living with them.

Get tipping and win!



Child Safe Standards

In response to changes to the Crimes Act 1958 (Vic) and the Child Wellbeing and Safety Amendment (Child Safe Standards) Act 2015 (Vic), the SouthEast Board has adopted new Child Safety Standards.

Standard 5 refers to: Processes for responding to and reporting suspected child abuse.

It is a requirement of the new standards that all employees, volunteers and contractors read and understand the policy and code.

You may view the policy and code on the SouthEast Web site at www.sehc.org.au

If you have any concerns about the safety of a child, please contact the office on 9706 8005.

KIDS CORNER - B is for Butterfly. Please colour me in.



Feedback - Maintenance

Telephone:  03 9706 8005

Email: jim@sehc.org.au

Facsimile:  03 9706 8558

Online:

<http://www.sehc.org.au/index.php/services/maintenance-form>

<http://www.sehc.org.au/index.php/services/maintenance>

Feedback: Tenancy

Telephone:  03 9706 8005

Email: joy@sehc.org.au

Facsimile:  03 9706 8558

Online: <http://www.sehc.org.au/index.php/services/tenancy-form>

<http://www.sehc.org.au/index.php/services/tenancy>

Feedback: Management

Steven Morrissey

Chief Executive Officer

Telephone:  03 9706 8005

Email: steven@sehc.org.au

Facsimile:  03 9706 8558

Online:

<http://www.sehc.org.au/index.php/contact/general-enquiry>

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